

PARK GLEN NEIGHBORHOOD ASSOCIATION

Our governing documents, and what happens next

Town Hall #1 · Tuesday, September 22, 2026 · Northpark YMCA

Hosted by the Board of Directors

Tonight is a listening session. Nothing has been drafted and nothing is being voted on.

GROUND RULES

What tonight is, and what it is not

IT IS

A listening session

We will explain why the Board started this project, then spend most of the time hearing what you would change.

IT IS NOT

A vote

Nothing is being decided tonight. No document has been drafted.

IT IS NOT

A done deal

The Board is asking first on purpose. Every question that follows is genuinely open.

Why this matters Changing the deed restrictions requires written consent from 67 percent of our homeowners. Nothing happens without you.

WHY NOW

These documents were written for a neighborhood that was still being built

● 1987 - 1999

Park Glen is built out in thirteen phases.

● 1996

The Bylaws are written, with the developer still in control of the Association.

● 1997

The two original associations merge into Park Glen Neighborhood Association, Inc.

● 2000s - 2010s

Texas law changes repeatedly. Solar, flags, roofing, signs, water, fines, elections.

● 2023 - 2025

Leasing rules and a collection policy are added. The foundations are left alone.

● 2026

The Board begins the first full review in thirty years.

The oldest set of rules governing a home in Park Glen was recorded in **1987**.

HOW IT FITS TOGETHER

Six layers govern your home

Texas and federal law	Sets the outer limits on what any HOA may restrict
City of Fort Worth	Permits, zoning, high grass, health and safety, short-term rentals under 30 days
Your deed restrictions	Fences, roofs, masonry, parking, pets, signs, landscaping, architectural approval
The Bylaws	Membership, voting, quorum, board elections, officers
Board policies	Collections, enforcement, hearings, leasing, security, religious displays
ACC bulletins	Paint colors, fence stain, landscaping, sheds, patio covers, trees, trash carts

When two of these conflict, the one higher on the list wins.

WHAT THE BOARD PROPOSES

Two documents, one campaign

Restated Bylaws

Remove the developer-era provisions, fix what conflicts with Texas law.

One uniform amendment to all nineteen

Removal of provisions the law has overridden and include provisions homeowners want.

WHAT HAPPENS NEXT

Ten months of preparation, then a vote

● TONIGHT

We listen. A summary of what we heard is published.

● OCT – NOV

A short survey, and listening sessions.

● NOV

The Board decides every open question in public, and publishes what it decided and why.

● DEC

Instructions go to the Association’s attorney.

● FEB – MAR

Drafts published. Thirty-day comment period, Town Hall #2, Q&A.

● APR – JUL

The vote drive. Special meeting in June, recording in July.

The part that needs you Every decision is made before December. If you want something changed, the time to say so is the next two months.

BEFORE YOU LEAVE TONIGHT

Three things we need you to do

NOW THROUGH OCTOBER

Tell us what you want

What you would change, keep, remove or add.
Tell us your thoughts on the index cards.

THIS FALL AND WINTER

Tell your neighbors

Most owners will never read a word of this. Talk to your street, bring someone to the next session, and consider being the neighbor who encourages voting in your phase.

NEXT SPRING

We need your vote

Written consent from 67 percent of our homeowners. A vote not given counts the same as a no.

Why the dates matter The Board decides every open question in November and instructions go to the attorney in December. An opinion that arrives in January changes nothing.

Leave your email on the sheet by the door so we can reach you when the drafts are published.

OVER TO YOU

Three things we want to hear tonight

1

What would you change?

Any rule, large or small.

2

What should we be careful not to break?

What works about living here that a rewrite could damage.

3

What are we missing?

Rules Park Glen does not have.

Questions

Ask anything. If we do not know, we will write it down and share the answer.

Park Glen Neighborhood Association, Inc.

Board of Directors · ParkGlen.org